

# MULTIFAMILY

CIP Collaborative Forums – April 2013



Laura N. Silver

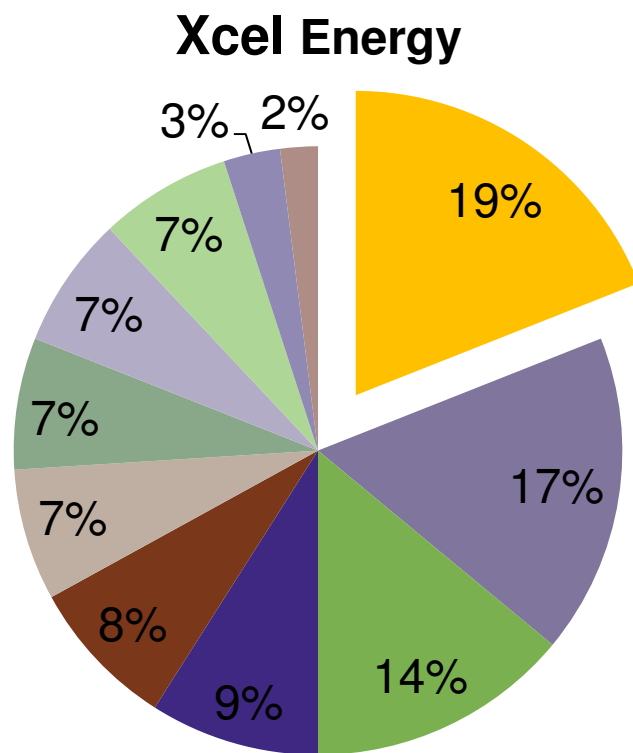
State Program Administrator

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Minnesota Department of Commerce

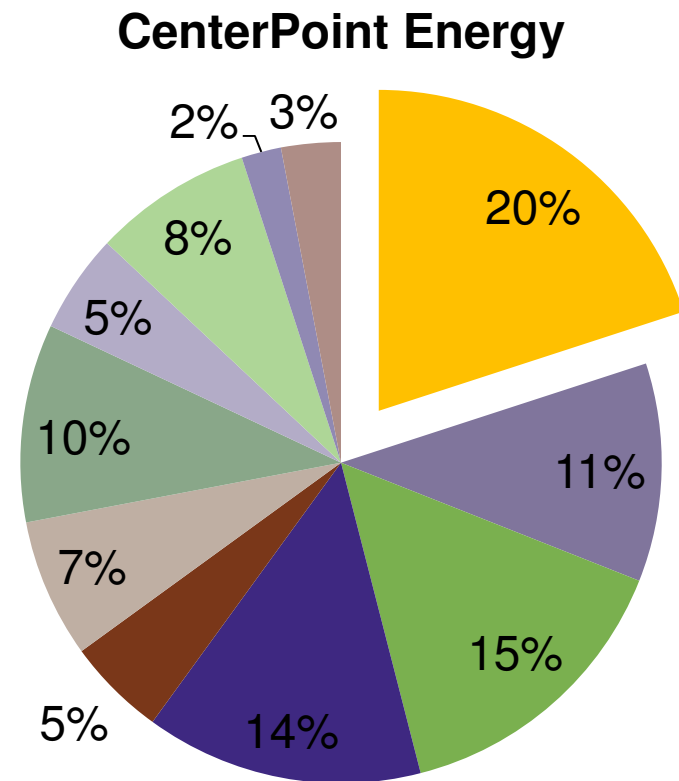
# Why Multifamily?

- **Large portion of commercial gas sales in metro**
- **Indirectly reach low-income and renter customers**
- **Increased attention from affordability advocates and MF property owners**

# Commercial Gas Sales



■ Multifamily (5+ units)  
 ■ Health  
 ■ Religious  
 ■ Misc.  
 ■ Retail  
 ■ Lodging



■ Schools  
 ■ Restaurant  
 ■ Grocery  
 ■ Office  
 ■ Warehouse

Source: MN Gas Energy Potential Efficiency Study, March 2009

# Low-Income Customers

- **Many low-income customers are renters**
  - **Keep utility and housing costs affordable for tenants**
  - **Maintain aging affordable housing stock**
- **Mpls-St Paul-Bloomington MSA**
  - **15<sup>th</sup> largest**
  - **22% of HHs (295,512 units)**
  - **86% of MF units renter occupied**
  - **14% of MF rental units include utilities in rent**

Source: ACEEE, Scaling Up MF, March 2013

# Multifamily Sector

- **Underserved in efficiency portfolios**
- **Unique needs and challenges:**
  - **Accurate information re building performance**
  - **Demographics and energy use patterns**
  - **In-unit meters and master meters**
  - **Affordable housing policy and funding requirements**

# Actions

- **Workgroups**
- **CIP Policy Guidance**
- **New Utility Programs**
- **Case Study**
- **CARD Research Projects**

# Workgroups in MN

- **MEI 1.5% Energy Efficiency Solution Project (2011)**
- **MinnCAP Rental Housing Energy Efficiency WG (2011)**
- **National Housing Trust multi-state project**
  - **MN one of 4 states**
  - **2 meeting in MN w/utilities, bldg owners, advocates, regulators (2011-2012)**

# CIP Policy Guidance: Low-Income Eligibility for 5+ Unit Bldgs

- **Makes use of documents associated with existing affordability programs**
- **Allows utilities to consider a whole building eligible for low-income CIP programs**



# New Utility Programs: 2013-2015 Utility CIP Plans

- **Xcel Energy**
- **CenterPoint Energy**
- **MERC**

# Case Study

- **Large affordable housing redevelopment project (Aeon)**
- **New utility programs (Xcel, CPE)**
- **Continue workgroup efforts**
- **Energy and housing regulations**

# CARD Research Projects

- **MF Program Best Practices and Energy Efficiency Potential Study**
- **EnergyScoreCards Minnesota Program Pilot**
- **MF Ventilation Study**

# CARD Research Projects

- **MF Best Practices Study – May 2012**
  - Program design and public policy considerations
  - Literature review
- **MF Potential Study – summer 2013**
  - Characterization of building stock
  - Best measures by building characterization

# CARD Research Projects

- **EnergyScoreCards Minnesota Pilot – winter 2015**
  - **Benchmarking tool**
    - Designed for MF properties
    - Customer education and support
  - **Control versus experimental group comparison**
  - **Program support necessary for MF sector**
  - **Many low-rise buildings participating**

# CARD Research Projects

- **MF Ventilation Study– summer 2014**
  - Exhaust and outdoor air supply system deficiencies
  - Most cost appropriate remedies, quantify energy savings
  - Screening/design protocols and retrofit guidelines

# Future: Benchmarking and Tenant Engagement

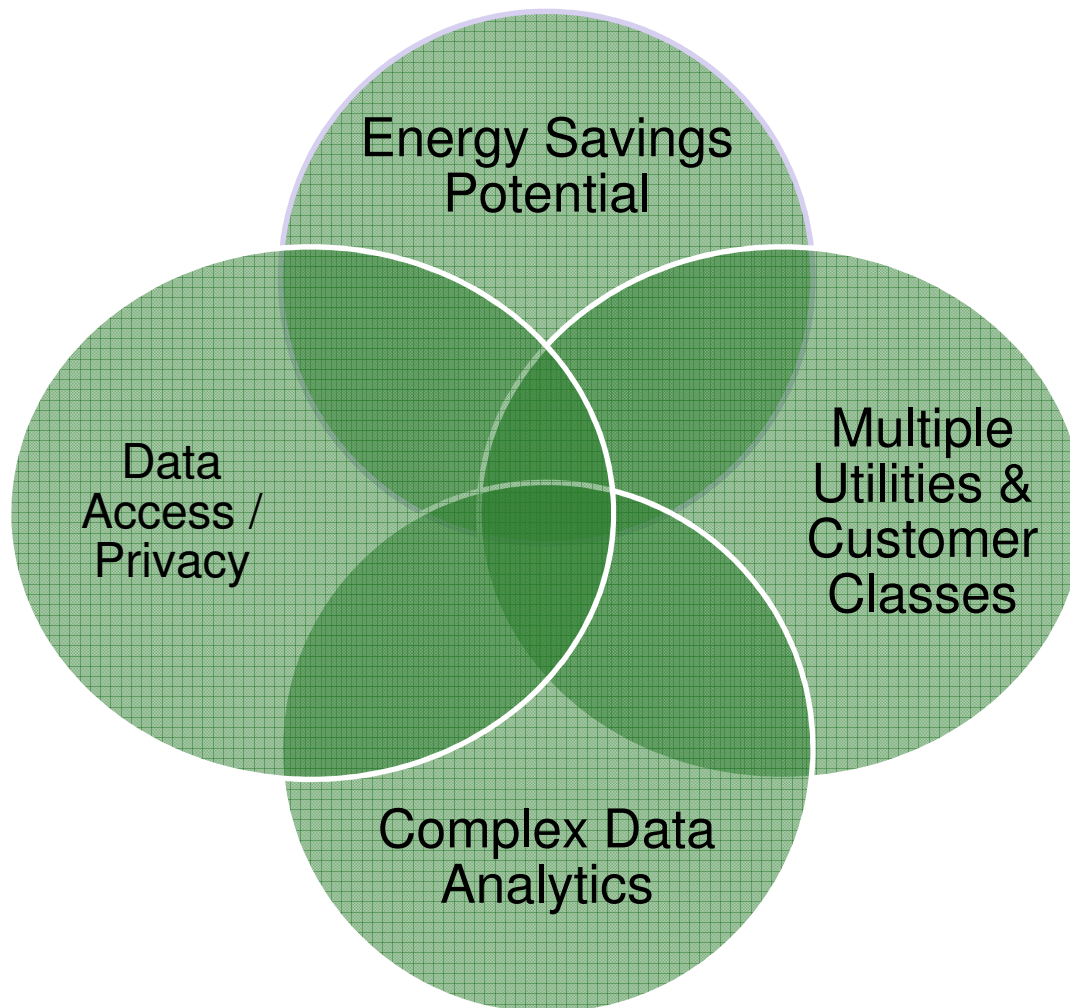
- **Benchmarking:**
  - multiple tools
  - municipal disclosure requirements
- **Multifamily property owners:**
  - reduce operating costs
  - resources to educate and engage tenants

# Future: Specialization and Multidisciplinary Interest

- **Utilities:**
  - programs tailored for MF sector
  - energy saving goals
- **National groups:**
  - affordable housing policy and regulation
  - ACEEE peer-to-peer workgroup



# Future: Multidimensional Policy Issues and Opportunities



# Resources: National Reports

**ACEEE: Scaling up Multifamily Energy Efficiency Programs: A Metropolitan Area Assessment**  
(March 2013)

**CNT/ACEEE: Engaging as Partners In Energy Efficiency: Multifamily Housing and Utilities**  
(January 2012)

**CNT/ACEEE: Engaging as Partners: Introducing Utilities to the Energy Efficiency Needs of Multifamily Buildings and Their Owners** (March 2013)

**ACEEE: Multifamily Project** (peer-to-peer workgroup forming summer 2013)

# Resources: National Reports

**NHT: Partnering for Success: An Action Guide for Advancing Utility Energy Efficiency Funding for Multifamily Housing (March 2013)**

**NCLC: Up the Chimney: How HUD's Inaction Costs Taxpayers Millions and Drives Up Utility Bills for Low-Income Families (August 2010)**

**IMT: Utilities' Guide to Data Access for Building Benchmarking (March 2013)**

# Resources: MN Research & Reports

**MinnCAP Rental Housing Energy Efficiency Workgroup Final Report (January 2011) (contact Karen Moe @ karenmoe@minncap.org for a copy)**

**Franklin Energy: Multifamily Energy Efficiency Insights on Program Best Practices to Align Stakeholder Interests (May 2012)**

**EnergyScoreCards MN CARD grant project information**

**CIP Policy Guidance: Low-Income Eligibility for 5+ Unit Buildings**

# Questions?

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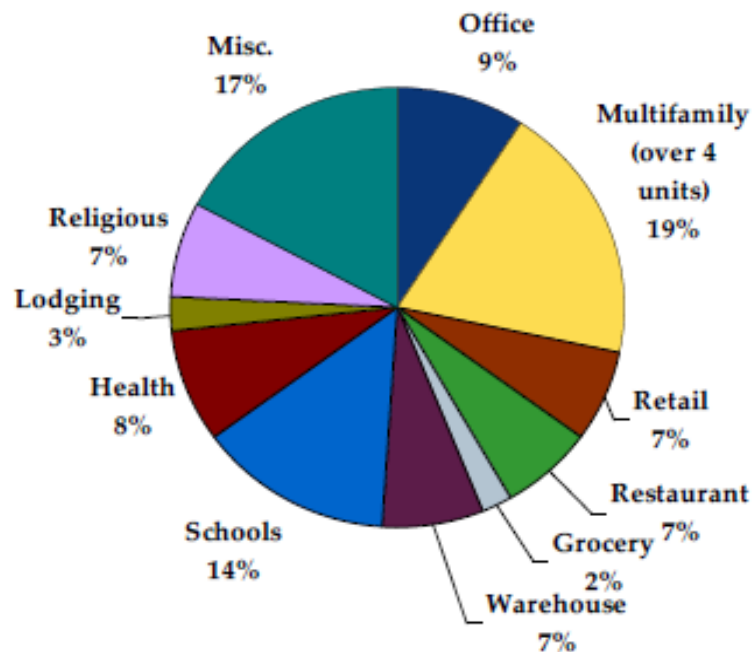
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# Commercial Gas Sales

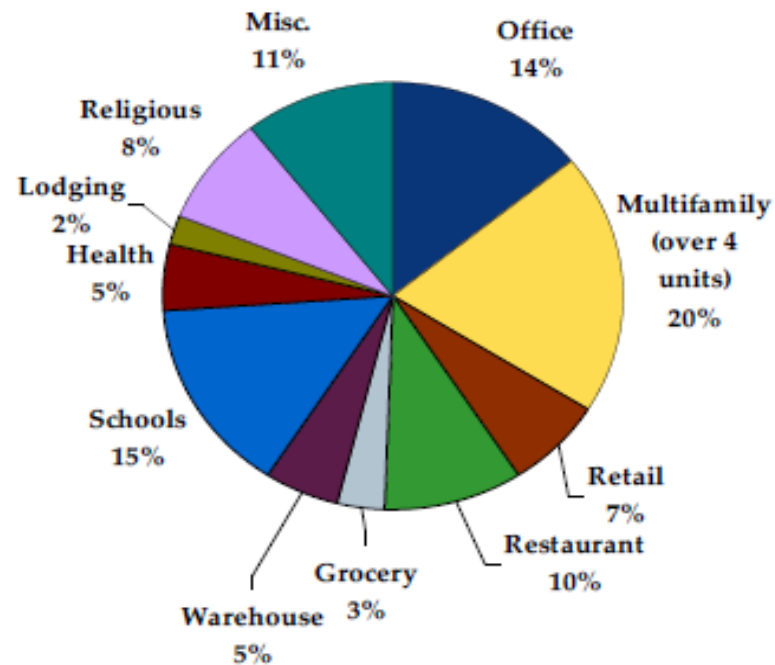
## Xcel Energy

### Gas Sales By Building Type



## CenterPoint Energy

### Gas Sales By Building Type



Source: MN Gas Energy Potential Efficiency Study, March 2009